

City of East Providence Board of Assessment Review Meeting Minutes

Date: TUESDAY APRIL 28, 2015

Time: 10:05 AM

Location: City Hall, Conference Room A, FIRST FLOOR

A scheduled meeting of the East Providence Board of Assessment Review was called to order at 10:05am on TUESDAY APRIL 28, 2015 by Maria L. Stoddard, Board Chairman. The purpose of the meeting was to hear Tax appeals.

Present: Maria L. Stoddard, Chairman

Anthony DeCastro, Vice Chairman

Ronald Warr, Secretary

Steven Hazard, Assessor

Sarah Frew, Recording Secretary

New Business:

Peter Calise has resigned from the board and a new member Ron Warr was sworn in By the City Clerk Kim Casi, prior to the meeting being held. The members also reorganized their position on the BOR. Maria L. Stoddard was appointed as Chairman, Ronald Warr took secretary and Anthony Decastro remains as Vice Chairman.

Each Taxpayer was sworn in by Ronald Warr, Secretary, prior to addressing the Board.

Agenda

Commercial:

- 1. Ball Park Realty LLC, 501 Bullocks Point Ave East Providence RI, represented by David Malcom.**
- 2. Agawam Hunt Club of 15 Roger Williams Ave E Providence, represented by Richard Ratcliffd attorney and Edgar Thomsen.**
- 3. Bank of America NA of 3400 Pawtucket Ave E Providence, represented by James Ryan attorney at Stravisky & associates.**
- 4. Amalgamated Financial Group IV of 52 Narragansett Park Dr E Providence RI, represented by attorney John Paglarini, Gary Famligetti and Sannon Hibbert of amalgamated.**
- 5. Boucher 1275 LLC of 1275 Wampanoag Trl E Providence RI, represented by John Boucher and Tom Sweeney appraiser.**
- 6. Oliveira, Carlos & Helena C of 55 Brown St E Providence RI,**

represented by Carlos Oliveira.

7. MLS Realty of 10 Dexter Rd E Providence RI, represented by Maria Soares.

8. Matthew Lowel Mobile Home Park of 40 Taylor Dr E Providence RI, represented by attorney Elizabeth Noonan.

9. K & N Associates of 401 and 501 Wampanoag Tr, E Providence RI, represented by attorney Elizabeth Noonan.

10. Mercury Enterprises LLC of 2290 Pawtucket Ave E Providence RI, represented by attorney Elizabeth Noonan. Property has since sold 12/30/2014 to PK PROPERTIES LLC.

Residential:

11. Blanchard, Corliss A of 119 Roger Williams Ave, East Providence RI 02914.

Homestead Appeals:

12. Oliveira, Carlos & Helena C of 55 Brown St E Providence RI, represented by Carlos Oliveira.

Results:

Commercial:

1. DENIED: Ball Park Realty LLC, 501 Bullocks Point Ave East Providence RI, represented by David Malcom. The application to appeal the 2014 tax assessment has been denied by the board. Applicant feels the property is worth \$100,000, he has had it marketed several times over the years and cannot get an offer to stand. The board feels the assessment is accurate. Vote was unanimous.

2. DENIED: Agawam Hunt Club of 15 Roger Williams Ave E Providence, represented by Richard Ratcliffd attorney and Edgar Thomsen. Applicant submitted and appraisal. The application to appeal the 2014 tax assessment has been denied by the board, they do not agree with comparable properties used in appraisal. The board feels the assessment is accurate for all parcels. Vote was unanimous.

3. APPROVED: Bank of America NA of 3400 Pawtucket Ave E Providence, represented by James Ryan attorney at Stravisky & associates. The application to appeal the 2014 taxbill was approved and the value was reduced by \$1,253,600 and abated for \$ 31,841.44. The boards decision was based on the size of the building being over built and a size adjustment was made. Vote was unanimous.

4. APPROVED: Amalgamated Financial Group IV of 52 Narragansett Park Dr E Providence RI, represented by attorney John Paglarini, Gary Famligetti and Sannon Hibbert of amalgamated. The application to appeal the 2014 taxbill was approved and granted a \$733,100 reduction in assessment which resulted in an abatement of

\$18,1620.74. The board's decision was based on a high vacancy rate. Vote was unanimous.

5. APPROVED: Boucher 1275 LLC of 1275 Wampanoag Trl E Providence RI, represented by John Boucher and Tom Sweeney appraiser. The application to appeal the 2014 taxbill was approved and granted a reduction of \$587,300 resulting in an abatement of \$14,917.42. The decision was based on an appraisal done in 2012, which was close to the assessment date and based on the vacancy of the property. Vote was unanimous.

6. APPROVED: MLS Realty of 10 Dexter Rd E Providence RI, represented by Maria Soares. There was confusion with when the appeal to the board was originally submitted, it appeared to be a 2013 tax appeal. However the board allowed the application to be reviewed and it was approved and granted a reduction of \$28,700 resulting in an abatement of \$728.98. Vote was unanimous.

7. DENIED:Matthew Lowel Mobile Home Park of 40 Taylor Dr E Providence RI, represented by attorney Elizabeth Noonan. Representative was not able to make appointment, but did send correspondence. The application for the appeal of the 2014 taxbill was denied. Appeal in superior Court. Vote was unanimous.

8. DENIED:K & N Associates of 401 and 501 Wampanoag Tr, E Providence RI, represented by attorney Elizabeth Noonan. Representative was not able to make appointment, but did send correspondence. The application for the appeal of the 2014 taxbill was denied. Appeal in superior Court. Vote was unanimous.

9. DENIED:Mercury Enterprises LLC of 2290 Pawtucket Ave E

Providence RI, represented by attorney Elizabeth Noonan. Property has since sold 12/30/2014 to PK PROPERTIES LLC. Representative was not able to make appointment, but did send correspondence. The application for the appeal of the 2014 taxbill was denied. Appeal in superior Court. Vote was unanimous.

Residential:

10. APPROVED: Blanchard, Corliss A of 119 Roger Williams Ave, East Providence RI 02914. The application to appeal the 2014 taxbill was approved and a reduction of \$13,500 was made resulting in an abatement of \$269.55, for the disturbance of Pond view influences. Vote was unanimous.

Homestead Penalty Appeal:

11. APPROVED-Oliveira, Carlos & Helena C of 55 Brown St E Providence RI, represented by Carlos Oliveira. Carlos explained that the wife stayed the majority of the time at 55 Brown St with her elderly mother; the BOR did not feel comfortable with Mr. Oliveira's proof and explanation, so they only eliminated the penalty and they amount of interest the bill has accumulated to date. Abatement in the amount of \$1,160.40. Vote was unanimous.

**The meeting was adjourned at 2:40 PM by Maria L Stoddard,
Chairman.**

Minutes submitted by: _____